



Development Review Team Comments- 2nd Review

Date: July 7th, 2021

Project Number: PRC2021-00002

Project Name: TTLC Denver-Lowell

Note to Applicant:

The following review comments and information from the Development Review Team is based on the information you submitted for the PUD Preliminary Development Plan, Preliminary Plat, and Rezone. The Development Review Team review comments may change if you provide different information during the next submittal/ building permit. Please contact the case manager if you have any questions.

Also, please note where "Section" is referenced, it is referring to the appropriate section of the Adams County Development Standards and Regulations.

Commenting Division: Development Services, Planning

Name of Reviewer: Layla Bajelan, Planner II- Long Range Planning

Email: LBajelan@adcogov.org / 720-523-6863

I really want to help work through these comments with you. I look forward to our meeting on (07/16)

PLN01: Preliminary Plat

1. All open space areas must be placed into a Tract and the use of the tract should be included on the plat as a note.
2. The sidewalks along several sections do not meet ADA requirements for width. It appears along several sections that the sidewalk will be 3-5 feet?
3. Please be advised that Staff may provide additional comments on the plat with any future submittals.

PLN02: Preliminary Development Plan (PDP)

1. The PDP must include all required information. It is not acceptable to state that certain aspects will be included with the Final Development Plan. You must include that information at the PDP stage. It is acceptable, for example with the signage, to put the materials, height, location on the PDP and have a note that says, "Subject to change at the time of Final Development Plan". There are several examples of this throughout the PUD and it's causing unnecessary resubmittals, as you are not giving staff the information needed to review this application. Please reference approved PDPs.

2. Setbacks- Staff will not support this case with the setbacks, as proposed. We can discuss more in our meeting, but anything less than a 5-foot setback is likely to not be supported, and the range of setbacks should be avoided. We understand that the setback along the common wall will be zero, however that appears to not even be addressed in the documents. For example, "0 feet along common walls of adjoining dwelling units, 5 feet from end unit when units are located on individual lots". In addition, the notes make building permit review very difficult and encroachments into the setbacks should be avoided.
3. Fencing- More detail on materials and location must be included in the PDP. The County does not enforce HOA approval and Staff needs the information to review and approve/deny fence permits as they are applied for. Again, you can include a note that it is subject to change at FDP, however it must be outlined during the PDP stage.
4. Accessory Structures- More detail must be included in the PDP. The County does not enforce HOA approval and Staff needs the information to review and approve/deny accessory structure permits as they are applied for. Again, you can include a note that it is subject to change at FDP, however it must be outlined during the PDP stage.
5. Parking- During the Conceptual Review, the applicants were proposing excessive parking and now only .25 spaces are provided per unit. Staff has concerns with the low number of visitor parking considering there are no driveways, no on-street parking, and the Fire Department will not allow any internal on private street parking. Parking for these large PUDs is a concern for the Board of County Commissioners.
6. Landscaping
 - a. Will landscaping be required per individual lot? If so, please provide a statement on this in the PDP.
 - b. Staff has concerns with ability to provide landscaping in common areas considering the proposed setback and proposed height of the buildings. The limited light in these areas will not provide for much vegetation.
 - c. Applicant is required to provide the additional landscaping along the trail at a Type C Bufferyard, Not Type A. You must receive Director approval if you would like to reduce that amount. Please provide a formal letter requesting such and I can take this to the Director.

Additional Landscaping- 4-17-06-02 SPECIAL BUFFERYARDS Any new development abutting any portion of the designated Adams County Trail System, a public park, or limited access highway, shall be buffered from the trail, or park, using a Type C Bufferyard, unless increased or decreased by the Director of Community and Economic Development.

 - Bufferyard C: Fifteen (15) foot minimum bufferyard width with two (2) trees per eighty (80) linear feet of lot line and six (6) foot high sight obscuring fence or wall located on the interior line of the bufferyard.*
 - d. 3-30-03-01-04 SCREENING REQUIRED; Improvements on the site shall be sight-screened with adequate landscaping so as to provide a compatible visual effect as seen from the

adjoining properties. Please demonstrate how you plan to screen from adjacent properties.

- The applicant is only providing a 5-foot buffer, which is of concern to Staff, as we feel it does not adequately address the buffer requirements.

7. Open Space- My previous comments from the first review still stand. I do acknowledge that the “nature play area” now includes a playground, which is great, but the “sport lawn” isn’t defined and Staff has concerns that this will just be a grassy area. Please include a sheet in the PDP that clearly includes additional information on the active recreation areas.

Open Space- Staff has very significant concerns over the proposed open space and active open space. I have attached the PUD section to this document. The applicant is encouraged to review Section 3-30-03-05, as Staff believes this proposal is not meeting many of the requirements. I have included only a few of the sections below. Individual yards are not being provided per lot and staff does not feel that the proposal is providing sufficient open space or active open space.

- a. Section 3-30-03-05-06 PERCENTAGE OF OPEN SPACE REQUIRED; A minimum of 30% Open Space shall be required in all P.U.D.s or as determined by the Board of County Commissioners. The subject property is 6.8 acres, requiring a minimum of 2.04 acres of open space. PDP appears to be meeting this requirement; however, Section 3-30-03-05-03 USE OF OPEN SPACE should be reviewed. At least twenty-five percent (25%) of the minimum required open space shall be designated for active recreation purposes, and no more than fifty percent (50%) shall be so utilized, in order to preserve a reasonable proportion of natural areas on the site. The purposes for which open space areas are proposed shall be documented.
- b. 3-30-03-05-01 ACCEPTABLE OPEN SPACE; No open area may be accepted as common open space within a planned unit development unless it meets the following requirements:
 1. The location, size and character of the common open space is suitable for the planned unit development; and
 2. The common open space is for preservation of natural flora and fauna, amenity or recreational purposes, and the uses authorized are appropriate to the scale and character of the planned unit development, considering its size, density, expected population, topography and the number and type of dwellings provided.
- c. 3-30-03-05-03 USE OF OPEN SPACE; At least twenty-five percent (25%) of the minimum required open space shall be designated for active recreation purposes, and no more than fifty percent (50%) shall be so utilized, in order to preserve a reasonable proportion of natural areas on the site. The purposes for which open space areas are proposed shall be documented.
- d. 3-30-03-05-04 CONCENTRATION OF OPEN SPACE; Where practical, open space shall be concentrated in large usable areas.

- e. 3-30-03-05-05 CONTIGUITY OF OPEN SPACE; Where possible, open space shall connect to adjacent off-site open space areas and designated greenways.
 - f. 3-30-03-05-07 PRIORITIZATION OF OPEN SPACE TYPES; The following list represents the relative desirability of different types of open space, and should be used as the basis for determining the optimum location for open space areas within a proposed P.U.D.
 - 1. Critical areas including riparian areas and floodplain.
 - 2. Pastures and farmland currently or traditionally used for agriculture.
 - 3. Trails and greenways.
 - 4. Significant stands of trees.
 - 5. Mature vegetation on ridgelines.
 - 6. Former solid and/or hazardous waste disposal sites.
8. Bicycle Facilities- Bicycle facilities should be provided in accordance with Section 3-30-03-03. Please include information on the PDP.
9. While it might be acceptable to have the front doors of the units in the middle and east side of the development face the open space, it is a poor design to have the front doors face west on the western most units. In all of Adams County zone districts it is required that the front doors face the adjacent street to the maximum extent feasible.
10. Please demonstrate how pedestrians will safely access the middle of the site from the exterior sidewalks.

Commenting Division: Development Services, Engineering, Civil Engineer II

Name of Reviewer: Eden Steele

Email: ESteele@adcogov.org / 720-523-6897

ENG1: The site plan is still showing an alteration to the existing W 65th Ave access configuration. Include proper tapers or degrees of curvature to transition to the proposed private roadway from the existing intersection. ALL documents should properly depict the access that is being proposed to avoid confusion.

ENG2: The plat is not in the proper format. No infrastructure or grading/contours should be depicted on the plat (i.e. storm sewer, curb, gutter, sidewalks, utilities, striping plans etc.). Reference other plats that have been approved in the County for guidance.

ENG3: An auto-turn exhibit is required for fire trucks and any other large vehicles that will service the site. Functionality of private roadways must be established with preliminary plat.

ENG4: Proposed detention pond outfall has been referred to Adams County Facilities & Fleet Management Department, Adams County Parks Department, Adams County Public Works Department, and Mile High Flood District for comments. It is possible the proposed outfall on County property may be denied given the close proximity of drainage infrastructure in the

public ROW. Provide additional information on “feasibility” issues for construction of an outfall into the 64th Ave right-of-way.

ENG5: More shade tolerant landscaping may be needed in central lawn areas given height and orientation of the buildings.

ENG6: The request for a Newton St connection was not addressed in the applicant responses.

Commenting Division: Development Services, Right-of-Way Agent

Name of Reviewer: David Dittmer

Email: DDittmer@adcogov.org / 720-523-6811

ROW1: Lowell Blvd is classified as a Minor Arterial and per the 2012 Adams County Master Transportation Plan a half right-of-way width of 60' is required. It appears that the dimension from the centerline of Lowell Blvd satisfies this requirement.

ROW2: West 64th Avenue classified as a Minor Arterial and per the 2012 Adams County Master Transportation Plan a half right-of-way width of 60' is required. Additional right-of-way is required along W. 64th Ave. as it currently appears to only have a 30' setback from the centerline. This right-of-way can be dedicated by subdivision plat.

ROW3: Dedication of storm water drainage easements must be completed by separate instrument per the Dedication Application Guidelines for Easements. Subject to engineering review.

ROW4: Both Lowell Blvd. and W. 64th Ave. are Section Lines. This may affect setback requirements as well.

ROW5: Provide a Site Plan which provides location of any easements or encumbrances affecting the subject lands, and ownership of all abutting properties

ROW6: Any interior roads that are to privately owned and maintained will need to shown as Tracts. A Tract Table will be required to provide ownership and maintenance to these tracts with an acknowledgement of such executed on plat.

ROW7: All common areas need to shown as tracts, and ownership and maintenance provided in Tract Table.

ROW8: Provide actual dimensions for Lowell Blvd. and 64th Ave. instead of "Varies" on plats

ROW9: Provide location of easements within 5' of property boundary by recording information and identify any conflict of interest.

ROW10: Add case number PRC2021-00002 to top right-hand corner of all sheets

ROW12: Add sheet numbers below titles

ROW13: Add match lines to sheets

ROW14: Arrange plats running North to South for clarity and readability

ROW15: Provide square footage and acreage of Parcel A and Parcel B on Alta

ROW16: Provide plats in black and white only. No colors for recording.

ROW17: Need to provide a different plat naming convention for ease of a search of public records. No Hyphen, or add name of corp completing subdivision.

ROW18: Rename Subdivision for ease of searching public records. Possible name: TTLC DENVER SUBDIVISION - LOWELL MAJOR SUBDIVISION

ROW19: Add sheet number below the header on each sheet

ROW20: Need to provide all required notes per State and Count Statutes including but not limited to the following:

1. OWNERSHIP AND DEDICATION STATEMENT

2. Add ownership by name and vesting deed in opening paragraph prior to legal description

3. Title commitment information is a plat note

4. Basis of Bearings is a plat note

5. Flood Plain Note

6. Storm Drainage Facilities Statement as a plat note with maintenance manual blank for recording information of same

7. Provide sheet with overall boundary with bearings and distances, then break up on following sheets as provided with match lines

8. Provide location and width of drainage easements and utility easements as a plat note to comply with depiction on sheets

9. Either add Benchmark note on sheet as plat note or remove

10. If interior roads are intended to be held privately, need to put into Tracts and provide ownership and maintenance information and need to enter into Private Road Maintenance Agreement with the county, and provide information in Tract Table

11. Access provision plat note.

12. Correct signature block for ownership to include the name and title of signatory in both the signature block and notary affirmation
 13. Correct signature blocks for Planning Commission and Board of County Commissioners to "CHAIR" only
 14. Vicinity map should be centered below header and provide all lands within a 2 or 3 mile radius
 15. Provide Tract E on plat. Could not find on sheets.
 16. Tract table needs to provide additional information other than just "Private". Correct Typo for Tract E (H.O.A. vs. h.o.a.)
 17. Need to dedicate by separate instrument the Drainage Easement Detention area and show access to same.
 18. If dedicating 30' of ROW it needs to be stated on the plat as Right-of-Way Dedicated by this plat, along with separate instrument Exhibits.
 19. Need to show or label landscape areas, common areas, etc. for ownership and maintenance issues
 20. Need to label what empty lot locations are or small areas not described. See plat notes.
- ROW4: See comments provided on plat and uploaded to the documents